

**17 Picton Avenue, Picton, NSW 2571**



**House For Sale**

Thursday, 13 June 2024

17 Picton Avenue, Picton, NSW 2571

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 941 m2**

**Type: House**



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## FOR SALE

Welcome to 17 Picton Road, Picton—a unique property boasting a plethora of features both inside and out. Since the current owners purchased this stunning property, no expense has been spared in upgrading the residence with high quality inclusions, improving the home's functionality and also its presentation. WE SIMPLY CANNOT WAIT TO SHOW YOU THIS ONE!!! Step inside to discover beautiful plantation shutters throughout. The centrally located fireplace, now a striking feature of the living areas, showcases a stunning floor-to-ceiling stacked stone design. High-quality Verishade blinds are coordinated both upstairs and downstairs, complementing the freshly repainted interiors. The newly renovated laundry offers superb new storage and benches, while a very large rooftop solar system ensures significant ongoing savings on electricity. The barn-door feature in the downstairs bathroom provides dual access, and the statement staircase with contrasting timber, black highlight, and glass balustrade creates a striking first impression upon entering the main foyer. All rooms in this home are expansive, including the living areas and all five bedrooms. The master bedroom, features an ensuite, walk-in wardrobe, and sliding door access to a balcony with stunning views of Vault Hill. Bedrooms 2 and 3, have built-in wardrobes and a three-way bathroom between them. The guest bedroom, includes a built-in wardrobe and direct access to a two-way bathroom. Bedroom 5, also boasts sliding door access to a balcony. This home offers an array of modern comforts, including central air conditioning, ducted heating, heated underfloor heating in all bathrooms, ceiling fans in all bedrooms and living areas, and a ducted vacuum system. NBN internet ensures you stay connected. Outdoor living is equally impressive, with an alfresco area, a huge built-in external BBQ, and two balconies offering fabulous views. High-quality finishes throughout include hardwood flooring, carpet in all bedrooms. The kitchen is equipped with stone benchtops, 900mm stainless steel stove with gas cooktop, a hidden range hood, a built-in dishwasher, and a water filtration and chiller tap. A major feature of this property is the ample storage space, including a cellar/storage downstairs, massive under-house storage, and other flexible areas off the garage, currently used as a gym. Internally, large linen cupboards and under-stairs cupboard/storage spaces provide additional storage options. With a double garage featuring an automatic door opener and additional off-street parking plus big side access, this home offers convenience and functionality. Rainwater collection to a tank and water tanks strategically located add to the property's eco-friendly credentials. Built in 2017, this home is less than 10 years old and represents a rare opportunity to own a modern, feature-packed property in a prime location. Experience the best parts of this home straight from the vendors own experiences. Sitting out on the front balcony, looking out at the view to Vault Hill. Enjoying virtually zero electricity bills thanks to the huge 26kw solar system. That first walk into the open, spacious area with high ceilings. The quality and design of the windows. Lying in bed under the ceiling fans in summer, listening to the quiet. Sitting in front of the amazing fireplace with stacked stone tiles in winter, surrounded by family and friends. For further details or to arrange a private inspection, please contact Murray Kennedy Real Estate.